



**DC**  
LANE

SELL • LET • MANAGE

Foliot Road, Plymouth, PL2 2LW

£195,000 Freehold

 3  1  1  D



£195,000

# Foliot Road

Plymouth, PL2 2LW

- End Terraced Family Home
- North Prospect Location
- Spacious Accommodation
- Compliance Certificates
- No Onward Chain
- Three Bedrooms
- Generous Kitchen/Diner
- Ideal FTB/Buy To Let
- Expansive Rear Garden
- Council Tax Band A

DC Lane are delighted to present this well proportioned end terraced family home in North Prospect conveniently located close to local shops, schools and public transport links offering comfortable, practical living in a popular residential area.

The accommodation comprises a welcoming entrance hall, bay fronted lounge and a spacious kitchen/diner at the rear providing ample space for family dining and entertaining with direct access to the rear garden. A convenient utility cupboard and ground floor WC/cloakroom add further practicality. To the first floor there are two double bedrooms, a good-sized single bedroom and a family bathroom with a shower over the bath.

A standout feature is the larger than average lawned rear garden offering ample space and providing endless possibilities for landscaping, extensions and perfect for relaxing or hosting. A neat lawned front garden leads along a side path and gate providing easy front-to-back access.

Ready to move into with no onward chain and compliance certificates already in place, this is a fantastic opportunity not to be missed for families, first time buyers or as a Buy to Let investment and a viewing is highly recommended.



## Ground Floor

Lounge 14'7" x 13'4" (4.46 x 4.08)

Kitchen/Diner 14'6" x 8'9" (4.43 x 2.68)

WC

## First Floor

Master Bedroom 9'7" x 11'10" (2.93 x 3.63)

Bedroom Two 12'7" x 8'7" (3.84 x 2.63)

Bedroom Three 7'8" x 8'5" (2.34 x 2.58)

Bathroom 4'7" x 8'9" (1.40 x 2.68)





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road Turn right onto Outland Rd/A386 0.1 mi Turn left onto Ham Dr Go through 5 roundabouts 1.2 mi At the roundabout, take the 1st exit onto N Prospect Rd 253 ft Turn right onto Overdale Rd 276 ft Turn left onto Foliot Rd and the property can be found on the left.

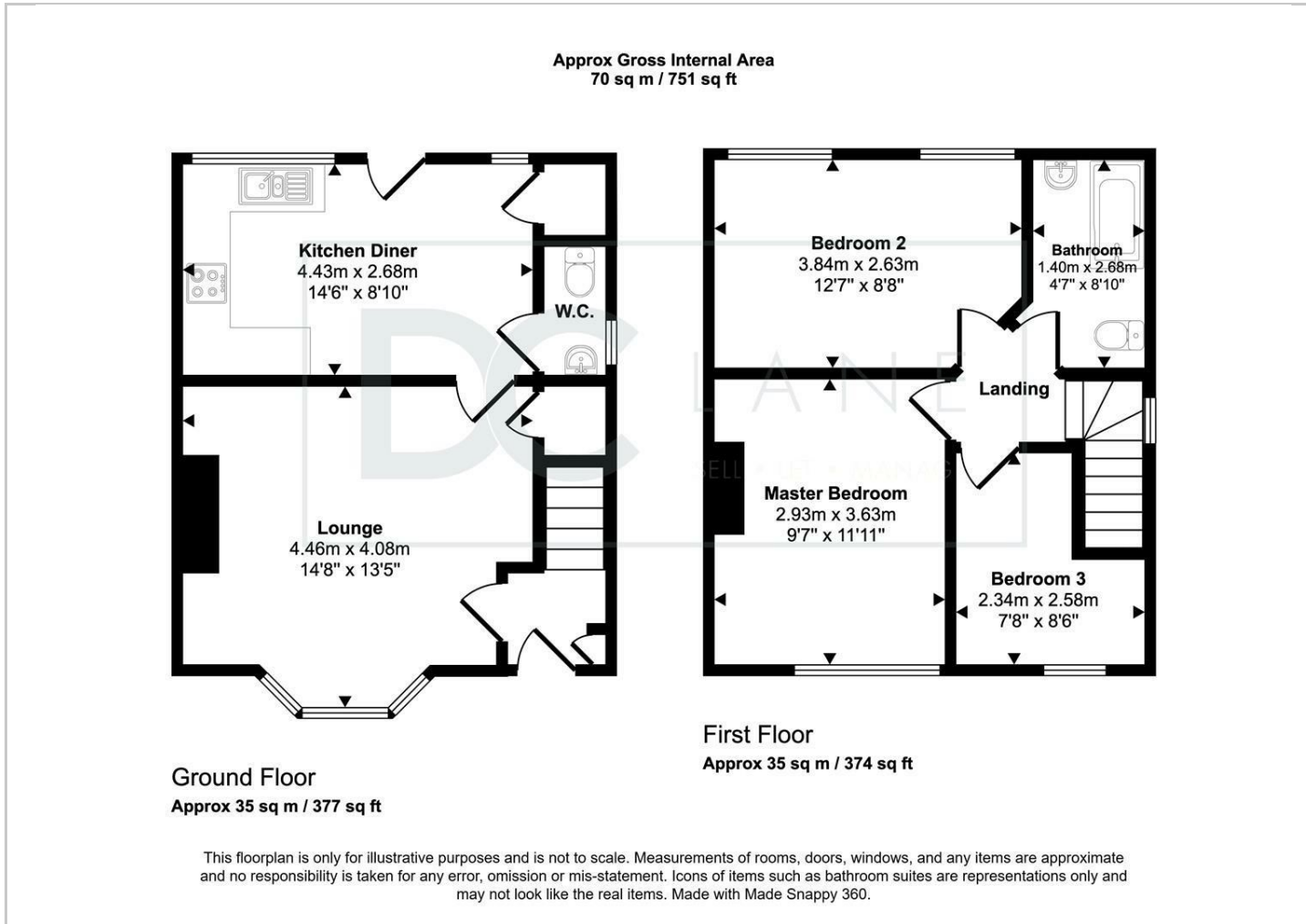
**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

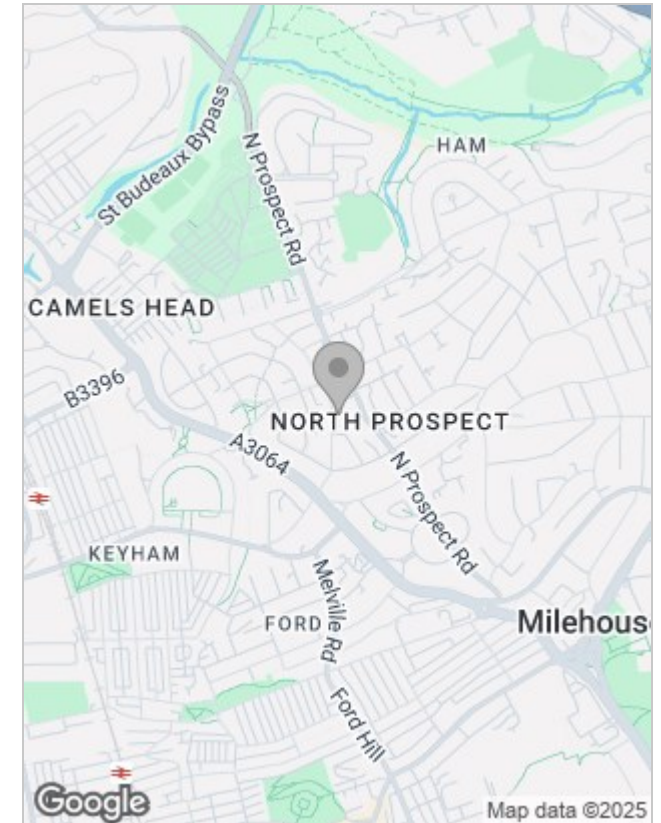


## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

